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# THE GENERAL PLAN

## CITY OF FORT BRAGG and FORT BRAGG PLANNING AREA of MENDOCINO COUNTY, CALIFORNIA

Fort Bragg. [City council]

1970

City planning Fort Bragg  
[Campbell, James M.,  
planning consultant]

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December, 1970

The Honorable City Council  
City of Fort Bragg

The Honorable Board of Supervisors  
County of Mendocino

Gentlemen:

We are pleased to transmit herewith the General Plan report for the City of Fort Bragg and The Fort Bragg Planning Area of Mendocino County.

The General Plan project was undertaken at the direction of the City Council, and with the active assistance and cooperation of the County Planning Department.

Your consultants on the project take this opportunity to thank you, your Planning Commissions, and the numerous Federal, State and local agencies and officials whose substantial contributions to the work program made the project one which promises long-range benefits to the area and its residents.

Respectfully submitted,

James M. Campbell, Project Planning Consultant  
J. Warren Nute, Inc., Project Consulting Engineer

January, 1972

The Honorable City Council  
City of San Diego

The Honorable Board of Supervisors  
County of San Diego

Dear Sirs:

We are pleased to transmit herewith the report which  
describes the results of the study and the final design  
of the proposed project.

The project was prepared and submitted to the  
City Council and the Board of Supervisors, and with the active assistance  
and cooperation of the County Planning Department.

It is suggested that the project be approved and authorized  
to proceed with the proposed construction and the location  
of the project and other details will be left to the discretion  
of the City Council and the Board of Supervisors. The project will  
be completed in the next few months and the results  
will be reported to the City Council and the Board of Supervisors.  
Respectfully,  
James H. [Name] [Title]

James H. [Name] [Title]  
[Address]  
[City, State, Zip]



FORT BRAGG AREA GENERAL PLAN

Mendocino County, California

December, 1970

PART ONE: GENERAL PLAN GOALS, CLASSIFICATIONS, STANDARDS

I. INTRODUCTION

The General Plan for the Fort Bragg Planning Area of Mendocino County is designed to provide a long-range general guide for the sound and orderly growth and development of the area, which includes the incorporated area of Fort Bragg and about forty square miles of surrounding County unincorporated lands.

Elements of the General Plan are as follows: Land Use, Circulation, Housing, Recreation, Public Buildings, and Public Services and Facilities.

These elements, in coordinated combination, complement and supplement the portion of the adopted County General Plan which covers the planning area.

With inclusion of Conservation and Open Space element features in the above listed elements, this General Plan meets the current minimum general plan requirements of the California Planning and Zoning Law and related State and Federal laws and provisions, and so qualifies the area for a variety of assistance programs which may be beneficial in area development in future years.

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## II. LONG RANGE GOALS, POLICIES

In order to fulfill its intended purpose of providing a sound working guide for future growth and development, the General Plan must first recognize the long-term goals and objectives which are most desirable for accomplishment in the area.

These are summarized as follows:

### A. COMMUNITY VALUES

Sound community and neighborhood residential characteristics, designed for maximum comfort, convenience and safety.

High quality of basic public services; water, sewerage, drainage, fire and police protection, streets and highways.

Good educational, health and cultural facilities; schools, libraries, auditoriums and group meeting rooms, museum, hospital, etc.

Adequate open space, parks and recreation sites, preservation of historical values.

### B. ECONOMIC BASE

Increased industrial activities of proper types in proper locations to increase employment and tax base.

Increased production and local processing of area natural resources; forestry, agricultural, mineral, water, fisheries.

Increased operations in retail sales and services, wholesale and distribution, and professions.

### C. PRESERVATION OF NATURAL ASSETS

Protection, conservation and planned perpetual use of natural resources.



IN WITNESS WHEREOF, I have hereunto set my hand and seal of office, at Dallas, Texas, this 1st day of January, 1961.

Attest my hand and seal of office.

\_\_\_\_\_  
COUNTY CLERK

Notary Public in and for the State of Texas, do hereby certify that the foregoing is a true and correct copy of the original of the same, as the same appears from the records of the County Clerk's office.

Witness my hand and seal of office, at Dallas, Texas, this 1st day of January, 1961.

\_\_\_\_\_  
COUNTY CLERK

Notary Public in and for the State of Texas, do hereby certify that the foregoing is a true and correct copy of the original of the same, as the same appears from the records of the County Clerk's office.

Witness my hand and seal of office, at Dallas, Texas, this 1st day of January, 1961.

Attest my hand and seal of office.

Protection and planned development of natural scenic assets for limited access and use.

Sound development and use of natural recreational areas for varied use intensity.

POLICIES for the accomplishment of the above goals, to be used in combination with General Plan guides, will best be developed through the coordinated policy planning and cooperative efforts of the several Federal, State and local governmental agencies, business and industry representatives, and local citizen groups having a broad range of interests in the common good for the area.

### III. GENERAL PLAN ELEMENTS; CLASSIFICATIONS, STANDARDS

#### A. LAND USE, CONSERVATION, OPEN SPACE ELEMENT

The basic LAND USE element of the General Plan has been designed to include the pertinent features of CONSERVATION and OPEN SPACE elements in order to maintain compatibility with the adopted County General Plan and to avoid over-complication of the Area plan.

A transition to the combination of plan elements is made simple by the fact that the County plan anticipated such combination through the use of "Conservation" in several land use classifications, substantially as they are described below.

STANDARDS for population density, use intensity, and other features are included with classification descriptions.

##### 1. Conservation - Open Space Classifications

Extensive areas are included in this classification, covering the more remote forested mountain areas in which forestry, recreation, grazing and mining will be primary activities, in which

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water development projects are contemplated, and in which good conservation practices are imperative. Conservation classifications are as follows:

CONSERVATION, PUBLIC LANDS: Applied to extensive areas in public ownerships in which recreation, forestry, grazing, wildlife habitat improvement and similar activities are the primary land uses and in which conservation of natural features under public agency management is essential to the public interest.

Standards: No residential subdivisions, public service uses by permit only.

CONSERVATION, WATER DEVELOPMENT: Applied to sites of proposed water development projects to serve notice of probable use for such purposes, to anticipate recreational uses and to discourage incompatible uses.

Standards: only such uses as are compatible with the proposed projects.

CONSERVATION, FORESTRY: Applied to areas best suited for continuing economic production of forest products, in which conservation practices are essential, recreation and grazing may be minor uses.

Standards: incompatible uses, including residential subdivisions, are discouraged.

CONSERVATION, GENERAL: Applied to areas of varied poor soils, sand dunes or beaches, mixed vegetative cover of oaks, scattered conifers and poor grasses; where grazing, minor forestry, recreational and mining uses may be expected; and where conservation practices are essential.





Standards: transitional, where appropriate, to planned higher use development.

CONSERVATION, FLOODPLAIN: Applied to lands in river and stream channels, and overflow lands adjacent thereto and in lagoon, swamp and marsh areas.

Standards: controls to preserve flood flow channels from obstructions, and to protect life and property in channel and overflow areas.

CONSERVATION, RECREATION: Applied to large public sites intended for use and development as area or regional recreation facilities.

Standards: as provided by operating agency.

## 2. Agricultural Classifications

Although agriculture is a diminishing use in the planning area, the following two classifications are available for use in the plan where continuing agricultural use of good or fair quality soils may reasonably be expected.

AGRICULTURAL, INTENSIVE: Applied to areas of prime agricultural soils or other characteristics to support intensive agricultural crop production, which areas are proposed to be protected by zoning regulations to preserve agricultural uses and prevent the intrusion of incompatible uses.

AGRICULTURAL, GENERAL: Applied to valley and foothill areas where agriculture, in varying degrees of intensity, is a primary use together with rural low density residential developments. This is a transitional area classification for lands which in part need not be protected for agricultural purposes.



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### Agricultural Preserves:

The "Conservation" and "Agricultural" land classification areas described above were delineated upon the Land Use Element General Plan map with consideration of soil types, topography, present and proposed future uses of land and other such factors related to continuing agricultural uses. Most land ownerships within the above classification areas are suitable for designation as "Agricultural Preserves".

### 3. Residential Classifications

RESIDENTIAL RECREATION: This is a rural residential classification applied to urbanizing areas generally not served by sewer and/or water facilities, in which single family uses are most desirable, and in some locations in compatible combination with commercial resort and related recreational uses.

Standards: density of one family per acre for residential and resort uses, permit controls on commercial uses.

SUBURBAN RESIDENTIAL: Applied to suburban areas where sewer and/or water services may not generally be available, and where limited livestock and other agricultural uses may be desirable.

Standards: density of about two families per acre, and permit controls on other than single family residential uses.

LOW DENSITY RESIDENTIAL: Applied to urban locations in which single family homes are most suitable and where water and sewer and other urban services are available.

Standards: desirable min. lot area: 6,000'  
desirable max. density: 5 families/acre.





MEDIUM DENSITY RESIDENTIAL: Applied to urban locations with urban services where single family and small apartments are desirable uses.

Standards: desirable min. lot: 6,000'  
2,000' per apartment unit  
density: 5 to 16 units/acre.

HIGH DENSITY RESIDENTIAL: Applied to urban locations where larger apartments, motels and professional offices are desirable uses, usually adjacent to commercial areas.

Standards: desirable min. lot: 6,000'  
1,500' per apartment unit  
density: 16 plus units/acre

Permit controls for non-residential uses.

#### 4. Commercial Classifications

GENERAL COMMERCIAL: Applied in urban areas for retail and service commercial uses. Advertising controls and off-street parking are desirable.

NEIGHBORHOOD COMMERCIAL: Applied or available for limited use in residential areas to provide local shopping facilities, with sign controls and setbacks, landscaping and parking provided.

HIGHWAY SERVICE COMMERCIAL: Applied to highway frontage locations to provide highway traveler services, and with sign controls and setbacks, landscaping and parking provided.

#### 5. Industrial Classifications

PLANNED INDUSTRIAL: Applied to areas suitable for pre-planned site development for selected light industrial and related uses.

GENERAL INDUSTRIAL: Applied to areas suitable for medium industrial uses, and heavy uses subject to permit controls.





## 6. Special Classifications

PUBLIC SERVICES: Applied to major public and quasi-public sites such as schools, local parks, civic center, airports, hospital, etc.

PLANNED DEVELOPMENT: Applied in combination with basic classifications in locations where a broad public interest requires careful planning and public agency review of proposed developments which may require conditional zoning or permit controls.

### B. CIRCULATION ELEMENT

Classifications and Standards for this element, as established by the adopted County General Plan, are adaptable to City conditions and are applied to the plan area.

Unless the City and County take contrary action, this plan element as it pertains to streets and roads constitutes the Select Systems of streets and roads.

#### 1. STATE FREEWAYS and EXPRESSWAYS:

| Minimum Standards | <u>Right-of-way</u> | <u>Traffic lanes</u> |
|-------------------|---------------------|----------------------|
| Freeway:          | 130 feet            | 4, 12 feet           |
| Expressway:       | 130 feet            | 4, 12 feet           |
| (Interim)         |                     | 2, 12 feet           |

#### 2. LOCAL STREETS and ROADS:

| Minimum Standards: | <u>R-W</u> | <u>Lanes, Rural</u> | <u>Lanes, Urban</u> | <u>Parking</u> |
|--------------------|------------|---------------------|---------------------|----------------|
| Major Arterial     | 50'-84'    | 2, 12'              | 4, 12'              | 2, 8'          |
| Secondary Arterial | 60'-80'    | 2, 12'              | 2, 12'              | 2, 8'*         |
| Collector Routes   | 60'-70'    | 2, 12'              | 2, 12'              | 2, 8'*         |



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### Local Streets and Roads (continued)

| Minimum Standards: | <u>R-W</u> | <u>Lanes, Rural</u> | <u>Lanes, Urban</u> | <u>Parking</u> |
|--------------------|------------|---------------------|---------------------|----------------|
|--------------------|------------|---------------------|---------------------|----------------|

Local:

|             |          |        |         |        |
|-------------|----------|--------|---------|--------|
| Residential | 50'-60'  | 2, 12' | 2, 12'  | 2, 8'* |
| Commercial  | 60'-100' | 2, 12' | 2+, 12' | 2, 8'* |
| Industrial  | 60'-100' | 2, 12' | 2+, 12' | 2, 8'* |

\*Urban

### 3. Airports, Railroads, Waterways

Classifications and Standards per applicable Federal, State and Local laws and regulations.

#### C. HOUSING ELEMENT

This element consists of the adopted Initial Housing Element of the County General Plan, as supplemented by recently developed City data, and included herein per HUD standards.

#### D. RECREATION ELEMENT

Classifications and standards for this element are as established by the County General Plan, as follows:

##### BEACHES, PARKS, AND RECREATION ELEMENT

Four types of parks or recreation areas are proposed in the Plan, and are classified as follows:

##### a. Neighborhood Parks:

These are intended to serve residential neighborhoods at a ratio of one per elementary school, or 500 families, and site areas of from four to six acres, or one acre per 100 families. They are proposed to be turfed and landscaped, and to be developed with playground equipment and game areas for tennis, softball, etc.

| Table 1 |      | Table 2 |      | Table 3 |      | Table 4 |      |
|---------|------|---------|------|---------|------|---------|------|
| 1950    | 1955 | 1950    | 1955 | 1950    | 1955 | 1950    | 1955 |
| 10.0    | 10.5 | 10.0    | 10.5 | 10.0    | 10.5 | 10.0    | 10.5 |
| 10.0    | 10.5 | 10.0    | 10.5 | 10.0    | 10.5 | 10.0    | 10.5 |
| 10.0    | 10.5 | 10.0    | 10.5 | 10.0    | 10.5 | 10.0    | 10.5 |
| 10.0    | 10.5 | 10.0    | 10.5 | 10.0    | 10.5 | 10.0    | 10.5 |
| 10.0    | 10.5 | 10.0    | 10.5 | 10.0    | 10.5 | 10.0    | 10.5 |
| 10.0    | 10.5 | 10.0    | 10.5 | 10.0    | 10.5 | 10.0    | 10.5 |
| 10.0    | 10.5 | 10.0    | 10.5 | 10.0    | 10.5 | 10.0    | 10.5 |
| 10.0    | 10.5 | 10.0    | 10.5 | 10.0    | 10.5 | 10.0    | 10.5 |
| 10.0    | 10.5 | 10.0    | 10.5 | 10.0    | 10.5 | 10.0    | 10.5 |

1. Introduction

The purpose of this study is to investigate the relationship between the variables X and Y. The data were collected from a random sample of the population.

2. Methodology

The data were analyzed using the following methods: (1) Descriptive statistics, (2) Correlation analysis, (3) Regression analysis, and (4) Hypothesis testing.

3. Results

The results of the analysis are presented in the following tables. Table 1 shows the descriptive statistics for the variables X and Y. Table 2 shows the correlation coefficient between X and Y. Table 3 shows the regression equation for Y as a function of X. Table 4 shows the results of the hypothesis testing.

4. Discussion

The results of the study indicate that there is a significant positive relationship between the variables X and Y. The correlation coefficient is 0.85, which is statistically significant at the 0.05 level. The regression equation is  $Y = 0.85X + 1.2$ . The hypothesis that there is no relationship between X and Y is rejected.



They should be located adjacent to elementary schools wherever conditions permit.

b. Community Parks:

These are intended to serve communities of groups of neighborhoods at a ratio of one per community of from 5,000 to 20,000 persons, and on sites ranging from 40 to 60 acres or more. They should utilize natural settings on rivers, streams, or reservoirs, or groves of trees, etc. They should provide picnic sites, swimming, boating and fishing, open play areas, etc., as conditions permit.

c. Regional Recreational Areas:

These are intended to include State Parks and Federal water project sites in the valley and foothill areas of the County which are used by persons from a region larger than the County. They are to be developed in relation to the natural features they contain, and are in some cases administered by local agencies.

d. Federal Recreational Areas:

These include National Forest recreational sites, Bureau of Land Management and other Federal lands used for recreation purposes. They are developed and operated by Federal agencies in accordance with plans of such agencies, and are used for the designed purposes from areas far beyond the County boundaries.

E. PUBLIC BUILDINGS ELEMENT

Classifications and standards for this element are related directly to the sites and structures, existing and proposed, and are detailed in the section of Description of Plan Elements.

There is a certain amount of evidence to suggest that the

results are not

as follows:

There are several reasons why the results are not

as follows: it is a fact that the results are not

as follows, and in fact the results are not

as follows, and in fact the results are not

as follows, and in fact the results are not

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## F. PUBLIC SERVICES and FACILITIES

Classifications and standards for this element are as developed by the consulting engineering firm preparing the element, and are based on the guide document for such plans published by the Farmer's Home Administration.





PART TWO: THE PLANNING AREA - DESCRIPTION, BASIC DATA

A. LOCATION

Fort Bragg is an incorporated city in Mendocino County, located on a coastal bench overlooking the Pacific Ocean.

The City is in the central-coast portion of its Planning Area, which is located in the central-coast portion of Mendocino County. Ukiah, the county seat, is about 60 miles to the east and south via California Sign Route 20 and U.S. Highway 101, and is approximately 110 miles northerly of San Francisco via U.S. 101.

B. TOPOGRAPHY, DRAINAGE, WATER FEATURES

Topography of the Planning Area is level to gently rolling coastal bench adjacent to the ocean cliffs and sandy beaches, blending easterly into rolling foothills and rugged mountains. Drainage rivers and streams flow westerly from the mountains and foothills, and through deep ravines cut across the benchlands to the ocean.

Principal drainage streams are, from north to south, Urill Creek, which drains into Lake Cleone in MacKerricher Beach State Park; Virgin Creek; Pudding Creek which cuts across the north area of Fort Bragg; Noyo River at the south edge of the City, and which flows through the highly developed Noyo Harbor and into Noyo Bay; Hare Creek, Mitchell Creek, and Jug Handle Creek at the south boundary of the area.

Periodic flooding occurs on all creeks, and is confined to the deep channels except for flats in Noyo Harbor and at or near the ocean beaches.

## CHAPTER I

The County of ... is an interesting one in many respects. It is situated in the north-west of the island, and is bounded by the sea on the north and west, and by the County of ... on the south and east. The County is divided into several parishes, and is one of the most fertile and productive in the island. It is also one of the most beautiful, and is well watered by several rivers and streams. The County is also one of the most populous, and is the seat of several of the most important towns in the island.

## CHAPTER II

The County of ... is one of the most fertile and productive in the island. It is also one of the most beautiful, and is well watered by several rivers and streams. The County is also one of the most populous, and is the seat of several of the most important towns in the island. The County is also one of the most fertile and productive in the island. It is also one of the most beautiful, and is well watered by several rivers and streams. The County is also one of the most populous, and is the seat of several of the most important towns in the island.

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Erosion is minimal in upper stream channels, but does occur in varying degrees at and near the ocean beaches. Ocean tidal, current, and storm wave action causes some cliff and ocean beach erosion.

#### C. GEOLOGY AND SOILS

Four dominant geologic formation types occur in the area, as follows: a few hundred acres of Alluvium in the extreme northeast corner; a few hundred acres of Dune Sand extending northerly from Lake Cleone along and near the beach; Undivided Cretaceous Marine Deposits underlying the mountainous half of the area and extending in broad bands along drainage ways to the ocean, and; Plesitocene Marine and Marine Terrace Deposits along the benches and inland valleys.

Soils, as they are classified in the "Upland Soils of Mendocino County" survey classification, include five ratings related to suitability for timber production, grass and agricultural uses.

The greater part of the easterly two-thirds of the area is rated good for timber production. The Fort Bragg City area and most of the coastal bench is rated as good agricultural soils. The balance of the planning area, in a spotty pattern, is rated as poor for timber, grass or agricultural purposes.

#### D. NATURAL RESOURCES, VEGETATION, CLIMATE

Mendocino County is a primary timber county, with strong resources in redwood, pine, and fir. The production of lumber and wood products contributes a major share of employment and economic activity in the county and the Fort Bragg area.

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Land Resources, County, total land area: 2,246,400 acres

|                       |           |
|-----------------------|-----------|
| Redwood, pine and fir | 1,145,000 |
| Woodland, hardwoods   | 104,000   |
| Woodland and grass    | 112,000   |
| Grasslands            | 233,000   |
| Chaparral and brush   | 77,000    |
| Cultivated and urban  | 101,000   |
| Dunes, marsh, barren  | 11,000    |

Area in Federal ownership(14.5%) 324,981 acres

Timber resources (est.) 1,000 bd. ft.

| <u>Type</u> | <u>Public</u> | <u>Private</u> | <u>Total</u> |
|-------------|---------------|----------------|--------------|
| Pine        | 405,000       | 413,000        | 818,000      |
| Other       | 1,331,000     | 17,520,000     | 18,851,000   |

The easterly one-third of the Fort Bragg planning area, about 16 square miles, is forested with young growth redwood and Douglas fir timber. Most of the timber land is in private ownership, although nearly one-half is on the seven square miles of Jackson State Forest lands located within the south-easterly portion of the planning area.

Other vegetation types include non-commercial mixed timber covering about seven square miles in the south-central area and three square miles of grasslands in the south coastal area.

The balance of the lands, about twelve square miles, are agricultural, suburban residential, urban and industrial





Minerals are a minor resource of the County, producing an average value in rock, sand, and stone of less than one million dollars per year. Some small part of the production is from coastal stream beds.

Mineral Production, County:

| <u>1950</u> | <u>1960</u> | <u>1964</u> | <u>1966</u> | <u>1968</u> |
|-------------|-------------|-------------|-------------|-------------|
| \$399,000   | \$527,000   | \$1,302,000 | \$1,012,000 | \$671,000   |

The great water resources of the County are in the Eel River system in the northern area, flowing northerly, and wasting into the Pacific Ocean because of dam site and transport problems.

Numerous smaller coastal streams offer potentials for future domestic purposes when sufficient need balances cost factors.

Together with timber, the strongest resources for future benefit to the area are its natural beauty, scenic values and appeal to recreationists and tourists. The spectacular coast, sand beaches, timbered slopes, and hunting and fishing features will attract both permanent and part-time residents, and increasing numbers of visitors.

Climate of the Mendocino Coast is mild and pleasant, with warm summers and mixed sun-and-rain winters.

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Figures for the Fort Bragg reporting station show:

| Monthly Averages: | <u>Temperature</u> | <u>Precipitation</u> |
|-------------------|--------------------|----------------------|
| January           | 48.1 degrees       | 7.22 inches          |
| February          | 49.0               | 7.89                 |
| March             | 51.5               | 7.71                 |
| April             | 52.0               | 2.16                 |
| May               | 54.3               | 2.02                 |
| June              | 57.7               | 0.00                 |
| July              | 56.8               | 0.09                 |
| August            | 58.1               | 0.09                 |
| September         | 54.7               | 0.06                 |
| October           | 55.6               | 2.09                 |
| November          | 51.1               | 6.20                 |
| December          | 49.2               | 6.37                 |
| Annual Averages:  | 53.2               | 41.90                |

#### E. UTILITIES, FACILITIES AND SERVICES

Public utility services in the planning area are provided by Pacific Gas and Electric Company and Pacific Telephone Company, with electric power and telephone service coverage existing or available to the entire area. Although natural gas is not available, bottle gas, services are provided. Petroleum products are distributed from plants in Fort Bragg.

The City of Fort Bragg operates domestic water and sanitary sewer systems in the City area, and extends services as annexations occur. Suburban and rural areas depend, for the most part, on individual water wells and septic tank



disposal systems.

A solid waste disposal site, located five miles south of Fort Bragg, serves the City and planning area. The site is operated by the City under a City-County agreement.

Fort Bragg is a General Law City, providing ordinary governmental services including modern fire and police protection.

Police Department: chief, one Captain and seven officers four full-time and one part-time civilian employees, three radio equipped patrol cars.

Fire Department: Volunteer department with a Chief, a First Assistant and two second assistant Chiefs, one Captain, one Lieutenant and thirty Firemen plus thirty Auxiliary Firemen.

The City fire station is headquarters for City-owned equipment: four tank and pumper trucks (one with ladder) and one emergency equipment truck; one Civil Defense pumper leased by the City; and one tanker and one pumper owned by the Fort Bragg Fire District, which encompasses the planning area.

Vehicles are radio equipped, a 24 hour alarm system is maintained, and a mutual aid system is in effect.

Additional fire equipment and personnel are located at the State Division of Forestry station in Fort Bragg.

A County Services Building in Fort Bragg houses the Ten Mile Justice Court, a Sheriff-Coroner substation, and offices of the following County Departments: Health, Welfare, Building Inspection, Assessor, Veterans Service, and Agriculture-Weights and Measures. A County library is located next door.



The first step in the process of the investigation is to determine the scope of the problem. This is done by identifying the areas of the organization that are affected by the problem. The next step is to collect data from these areas. This data is then analyzed to determine the causes of the problem. The final step is to develop a plan of action to address the problem.

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The fourth step in the process of the investigation is to determine the scope of the problem. This is done by identifying the areas of the organization that are affected by the problem. The next step is to collect data from these areas. This data is then analyzed to determine the causes of the problem. The final step is to develop a plan of action to address the problem.

The fifth step in the process of the investigation is to determine the scope of the problem. This is done by identifying the areas of the organization that are affected by the problem. The next step is to collect data from these areas. This data is then analyzed to determine the causes of the problem. The final step is to develop a plan of action to address the problem.

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The City Hall, with City governmental offices, is located in the City Recreation Center which also contains the Council chambers and a variety of meeting rooms and recreational facilities: heated swimming pool, basketball court (also used for roller skating), ping-pong tables, etc.

A high school, junior high and two elementary schools are located in Fort Bragg, serving the planning area.

Other service facilities include the Veterans Memorial building, together with tennis and basketball courts and playground equipment; City, County and State Highway Maintenance yards; State Employment and Motor Vehicles Department offices; numerous churches and service clubs, medical offices, rest homes, hospitals, etc.

Primary transportation routes are State Highway Route 1, extending north and south along the California Coast, and State Highway Route 20 from Route 1 at Fort Bragg to U.S. 100 to the east at Willits.

There are private air strips in the area, one on the Boise-Cascade property in the City and one just north of town adjacent to Route 1. A larger public County airport is located at Little River several miles to the south. The Western Railroad and Navigation Company rail line runs from the Boise-Cascade Mill in Fort Bragg to the Northwestern Pacific Railroad line in Willits, providing service to Eureka and the San Francisco Bay Area.

The first part of the document is a letter to the

President of the United States, dated June 1, 1945.

The letter is addressed to the President and is signed by the

Secretary of the United States, dated June 1, 1945.

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## F. ECONOMICS

Fort Bragg is the trading, service and distribution center for the planning area and a larger trading area North and South along the Mendocino Coast. It also provides varied services for the substantial seasonal influx of tourists.

Taxable Retail Sales, County and Fort Bragg:

|             |         | Retail Stores  |                     | Total Outlets  |                     |
|-------------|---------|----------------|---------------------|----------------|---------------------|
|             |         | <u>Permits</u> | <u>Transactions</u> | <u>Permits</u> | <u>Transactions</u> |
| <u>1960</u> | County: |                |                     | 1,632          | \$53,556,000        |
|             | City:   | 100            | \$7,078,000         | 186            | 8,768,000           |
| <u>1965</u> | County: | 689            | 58,973,000          | 1,600          | 73,617,000          |
|             | City:   | 98             | 8,849,000           | 185            | 10,287,000          |
| <u>1969</u> | County: | 713            | 68,535,000          | 1,635          | 89,200,000          |
|             | City:   | 99             | 9,258,000           | 184            | 12,528,000          |

Personal Income, Total, County:

| <u>1962</u>   | <u>1964</u>   | <u>1966</u>   | <u>1968</u>   |
|---------------|---------------|---------------|---------------|
| \$109,933,000 | \$124,011,000 | \$138,578,000 | \$154,115,000 |

Personal Income Tax Returns, County:

|                       | <u>1966</u>   | <u>1967</u>  | <u>1968</u>   |
|-----------------------|---------------|--------------|---------------|
| Number of Returns     | 17,441        | 11,307       | 14,365        |
| Adjusted Gross Income | \$132,310,000 | \$82,738,364 | \$131,292,000 |

Average per return, 1966: County, \$7,586 - Nor, Calif.,  
\$8,934

Employment: See Appendix, Table 3

The first of the three main sections of the report is devoted to a description of the work done during the year. This section is divided into three parts: a general description of the work, a description of the work done in the various departments, and a description of the work done in the various sections of the departments.

| General Description of Work    |                                                    | Description of Work Done in Various Departments                |                                                                | Description of Work Done in Various Sections of Departments    |                                                                |
|--------------------------------|----------------------------------------------------|----------------------------------------------------------------|----------------------------------------------------------------|----------------------------------------------------------------|----------------------------------------------------------------|
| 1. General Description of Work | 2. Description of Work Done in Various Departments | 3. Description of Work Done in Various Sections of Departments | 4. Description of Work Done in Various Sections of Departments | 5. Description of Work Done in Various Sections of Departments | 6. Description of Work Done in Various Sections of Departments |
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The second of the three main sections of the report is devoted to a description of the results of the work. This section is divided into three parts: a general description of the results, a description of the results of the work done in the various departments, and a description of the results of the work done in the various sections of the departments.

The third of the three main sections of the report is devoted to a description of the conclusions of the work. This section is divided into three parts: a general description of the conclusions, a description of the conclusions of the work done in the various departments, and a description of the conclusions of the work done in the various sections of the departments.

Governmental Finances:

| <u>Fort Bragg</u> | <u>1968-69</u> | <u>1969-70</u> | <u>1970-71</u> |
|-------------------|----------------|----------------|----------------|
| Assessed Value    |                | \$9,023,120    | \$10,026,270   |
| Tax Rate          |                | 1.35           | 1.45           |
| Bonded Debt       | \$705,000      |                |                |
| Revenues          | 499,760        |                |                |
| Expenditures      | 496,636        |                |                |
| Taxes Levied      |                | 121,813        |                |

County

|                |      |             |             |
|----------------|------|-------------|-------------|
| Assessed Value |      | 129,170,920 | 132,168,310 |
| Tax Rate       | 3.31 | 3.21        | 3.44        |



1. Introduction

|           |           |           |           |
|-----------|-----------|-----------|-----------|
| 1.1.1.1   | 1.1.1.2   | 1.1.1.3   | 1.1.1.4   |
| 1.1.2.1   | 1.1.2.2   | 1.1.2.3   | 1.1.2.4   |
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| 1.1.4.1   | 1.1.4.2   | 1.1.4.3   | 1.1.4.4   |
| 1.1.5.1   | 1.1.5.2   | 1.1.5.3   | 1.1.5.4   |
| 1.1.6.1   | 1.1.6.2   | 1.1.6.3   | 1.1.6.4   |
| 1.1.7.1   | 1.1.7.2   | 1.1.7.3   | 1.1.7.4   |
| 1.1.8.1   | 1.1.8.2   | 1.1.8.3   | 1.1.8.4   |
| 1.1.9.1   | 1.1.9.2   | 1.1.9.3   | 1.1.9.4   |
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#### G. EXISTING PLANS

Mendocino County has prepared and adopted a County-wide General Plan consisting of Land Use, Circulation and Recreation Elements, and in 1970 added an Initial Housing Element.

County zoning and subdivision ordinance regulations are effective in accomplishing objectives of the plan, particularly with respect to land use and density standards.

Detailed zoning is adopted for the coast strip from Gualala at the south county boundary to Jug Handle Creek north of Caspar, and from the northerly boundary of Fort Bragg to the Cleone area at the north end of the planning area. Zoning studies are currently being conducted by the county for the intervening strip from Jug Handle Creek to the Fort Bragg southerly City boundary.

Also, the eastern portion of the planning area is presently zoned, with much of the land in Agricultural Preserves under the California Land Conservation Act contract provisions.

The Fort Bragg Planning Area project is the second such area plan to be undertaken, the first being a smaller planning area in and around the City of Point Arena.





#### H. TRENDS IN POPULATION, AGRICULTURE, LAND USE

Total population of the County has increased at a relatively slow and steady rate since 1900, with the exception of a slight decrease in 1930 and a leveling off in the past decade.

|               |               |                 |
|---------------|---------------|-----------------|
| 1900 = 20,465 | 1930 = 23,505 | 1960 = 51,059   |
| 1910 = 23,929 | 1940 = 27,864 | Prelim. census, |
| 1920 = 24,116 | 1950 = 40,854 | 1970 = 50,600   |

Fort Bragg population has followed the County pattern in past years, but has appeared to continue to increase slightly in recent years, and such increase will continue.

|              |              |              |                        |
|--------------|--------------|--------------|------------------------|
| 1940 = 3,235 | 1950 = 3,826 | 1960 = 4,433 | 1970 = 4,500<br>(est.) |
|--------------|--------------|--------------|------------------------|

Estimated population of the planning area in 1970 is approximately 10,000 persons. Increase in the rural areas is, and will continue to be slightly greater than in the city. Lower land costs and mobilehome dwellings encourage this trend.

Agriculture is a major economic activity in the County, producing an annual value of about \$15,000,000. About 15,000 are irrigated, and over 1,000,000 acres are in agricultural and grazing use, representing about 14,000 farms.

However, in the Fort Bragg area with good soils and climate, agriculture is declining due to the encroachment of urban and rural residential land uses. Remaining uses are plant and shrub nurseries and grazing.

Dominant land uses at present are urban and rural residential in the western portions of the planning area and

# THE EFFECT OF TEMPERATURE ON THE GROWTH OF THE BROWN TROUT

By J. H. R. SMITH, M.A., F.R.S., and J. H. R. SMITH, M.A., F.R.S.

Department of Zoology, University of Cambridge, Cambridge, England

Received 10th November 1954; revised MS. received 15th December 1954

Summary

|         |         |         |
|---------|---------|---------|
| 1950-51 | 1951-52 | 1952-53 |
| 1953-54 | 1954-55 | 1955-56 |
| 1956-57 | 1957-58 | 1958-59 |
| 1959-60 | 1960-61 | 1961-62 |

1. The growth of the brown trout, *Salmo trutta*, was studied in the laboratory and in the field.

2. The growth of the brown trout was studied in the laboratory and in the field.

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16. The growth of the brown trout was studied in the laboratory and in the field.

forestry in the eastern portion. Most of the forested lands are in the Jackson State Forest (about 7 square miles), and in the holdings of large lumber companies.

Land prices range from \$10,000 and up per acre for coast view sites to \$1,500 and up for interior hill lands.

An inventory of existing land uses follows.



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## Basic Studies and Surveys, EXISTING LAND USES, Inventory

The Fort Bragg Planning Area covers a land area of approximately thirty-nine . square miles, extending along the Pacific Ocean about nine miles and inland from the ocean an average distance of about four and one-quarter miles. The City of Fort Bragg is located in the central-coast portion of the area.

Most urban development is in and near Fort Bragg, at Noyo Harbor, and strung out along the coastal bench lands to the north and south.

The easterly two-thirds of the area is mostly timbered mountains with thinly scattered home development along through roads and in open areas.

For mapping and survey purposes the Planning Area was divided into four sections: City, North, Central and South. Fort Bragg lies within the Central Section, but is mapped and surveyed as a separate unit.

### I. Existing Land Uses, General

A. North Section: 11 square miles in area, easterly one-third in forested mountains; central one-third in mixed forestry, grazing and suburban residential; westerly one-third in mixed suburban uses. MacKerricher State Park occupies about one square mile. Local service uses at Cleone.

B. Central Section, Fort Bragg: Incorporated City with mixed urban and harbor uses on about two square miles, see inventory.

C. Central Section, balance: 13 square miles in area, pattern of basic uses similar to North Section.

D. South Section: 15 square miles, Jackson State Forest occupies 5 square miles of eastern half; western one-third moderate urban; central one-third moderate rural residential.





## II. Existing Land Use Inventory

|               | <u>Residential</u>                      | <u>One<br/>Family</u>           | <u>Mobile<br/>Home</u>      | <u>Two<br/>Family</u>     | <u>Apt.Units</u>                                                  | <u>Hotel-<br/>Rooms</u>         | <u>Motel-<br/>Units</u>                                  | <u>Trailer Park-<br/>Units</u> |
|---------------|-----------------------------------------|---------------------------------|-----------------------------|---------------------------|-------------------------------------------------------------------|---------------------------------|----------------------------------------------------------|--------------------------------|
| A. North      |                                         | 283                             | 43                          | 1                         | 2 - 18                                                            | ...                             | 3 - 31                                                   | 1 - 20                         |
| B. Fort Bragg |                                         | 1,348                           | 5                           | 12                        | 14 - 103                                                          | 5                               | 14 - 294                                                 | 2 - 22                         |
| C. Central    |                                         | 720                             | 60                          | 2                         | ...                                                               | 1                               | 9 - 128                                                  | 3 - 90                         |
| D. South (W)  |                                         | 303                             | 21                          | ...                       | ...                                                               | ...                             | 2 - 20                                                   | 1 - 30                         |
| South (E)     |                                         | <u>91</u>                       | <u>37</u>                   | <u>...</u>                | <u>...</u>                                                        | <u>...</u>                      | <u>...</u>                                               | <u>...</u>                     |
| TOTALS:       |                                         | 2,745                           | 166                         | 15                        | 16 - 121                                                          | 6                               | 28 - 473                                                 | 7 - 162                        |
|               | <u>Commercial,<br/>Industrial</u>       | <u>Retail<br/>Stores</u>        | <u>Service<br/>Stations</u> | <u>Repair<br/>Garages</u> | <u>Professional<br/>Services</u>                                  | <u>Industrial<br/>Uses</u>      | <u>Warehousing,<br/>Storage Yards</u>                    |                                |
| A. North      |                                         | 5                               | ...                         | ...                       | 2                                                                 | 4                               | 1                                                        |                                |
| B. Fort Bragg |                                         | 114                             | 11                          | 11                        | 22                                                                | 12                              | 6                                                        |                                |
| C. Central    |                                         | 27                              | 4                           | 2                         | 2                                                                 | 17                              | 10                                                       |                                |
| D. South      |                                         | 10                              | ...                         | 2                         | 1                                                                 | 2                               | 3                                                        |                                |
|               | <u>Public, Utility<br/>Quasi-public</u> | <u>S<br/>Schools</u>            | <u>Churches</u>             | <u>Public<br/>Utility</u> | <u>Public<br/>Facilities</u>                                      | <u>Quasi-<br/>Public</u>        | <u>Miscellaneous</u>                                     |                                |
| A. North      |                                         | 1 priv.                         | ...                         | ...                       | ...                                                               | ...                             | Priv. airstrip<br>Race track                             |                                |
| B. Fort Bragg |                                         | 2 Elem.<br>1 Jr. Hi.<br>1 Priv. | 12<br>...                   | 5                         | 2 Hosp.<br>City Hall<br>Fire Dept.<br>Police Dept.<br>Post Office | 4 Halls<br>2 Cem.<br>1 C. of C. | Corp. Yards<br>Nurseries<br>Priv. airstrip<br>R.R. depot |                                |
| C. Central    |                                         | Hi. Sch.                        | 1                           | ...                       |                                                                   | 1 Hall<br>1 Pr. Hosp.           | Corp. Yard                                               |                                |
| D. South      |                                         | ...                             | ...                         | ...                       | 1 Rest home                                                       | 1 Club                          | Rodeo grounds                                            |                                |





## I. BASIC DATA ANALYSIS, PROJECTIONS

The foregoing basic data, and the results of surveys of existing land uses, facilities and services, indicate the following findings for purposes of long-range planning for the Fort Bragg Planning Area.

A. Population will continue to increase at a slow and steady rate, with urban densities in the City, and in suburban areas with the future extension of water and sewer facilities. Rural residential areas will best develop at average density of about one family per acre to maintain the attractive natural features and values and to accommodate workable septic systems. Residential development will continue on the coastal bench, and will not encroach into forestry lands.

B. Commercial service facilities will develop in relation to increasing demand, and with emphasis on recreational and tourist services. Compatible industry will be encouraged for a broadened employment and assessment base, and to fully utilize area resources in timber, agriculture, fisheries, etc.

C. Current programs of school, hospital and harbor districts and other agencies for improvement and expansion of school, hospital, harbor, transportation and recreational facilities will be accomplished as needs develop and financing capabilities permit.

D. Residential development, both permanent and part-time recreational, together with general recreational uses will dominate future land use in the coastal bench area. Present owner-operated agricultural activity, except for forestry and specialty nursery uses, will progressively give way to residential land demands and rising land values.





PART THREE: THE GENERAL PLAN, DESCRIPTION OF PLAN ELEMENTS

I. INTRODUCTION

The adopted General Plan of Mendocino County is recognized and utilized as the basic pattern for the Fort Bragg Area General Plan since the County Plan has proved to be compatible with natural features and appropriate uses, and has been a reliable guide for precise zoning over a large portion of the area, and the creation of Agricultural Preserves in the eastern area.

For purposes of the Fort Bragg City and Area plans, various new classifications and standards have been added to those established in the County plan. These are applied in the urban and urbanizing sections.

Also, slight revisions in the County plan have been made on the basis of recent surveys, new developments, and the detail which is appropriate for urban area plans.

Additional general plan elements are included in the area plan in conformity with State Planning and Zoning Law requirements, and as were found to be appropriate and necessary for the proper long-range planning of the area. These are related primarily to urban needs and conditions, and relate to public buildings and water and sewer systems plans.

The combination of elements gives the planning area the essentials for comprehensive guides to sound and orderly development.

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## II. LAND USE, CONSERVATION and OPEN SPACE ELEMENT

As indicated in Part One, the Land Use element has been made a more comprehensive element to include the features of Conservation and Open Space Elements.

Historically, the County Land Use Element identified several land classifications as "Conservation-" areas, and Open Space districts are included in the County zoning ordinance. The element also identifies land areas subject to periodic inundation of overflow by the use of the "Conservation-Flood-plain" Classification on the General Plan maps.

Of the group of Land Use, Conservation and Open Space classifications described in Part One, several were found not appropriate or necessary at the present time in the Fort Bragg Area. They are available for future use in any portions of Mendocino County.

Classifications used in the planning area are as follows:

### A. CONSERVATION-PUBLIC LANDS (C-PL)

This classification is applied to the seven square miles of the Jackson State Forest lands, located in the southeasterly section, which are owned and managed by a public agency and are zoned for forestry purposes. The plan proposes that the lands continue to be used for experimental forestry, and more and varied public recreational purposes.

### B. CONSERVATION-FORESTRY (C-F)

This classification is applied to about twelve square miles of forested land, most in large ownerships, in





the easterly portion of the planning area north of the State Forest. With few minor exceptions, these lands are zoned for forestry purposes and are under contract in Agricultural (forestry) Preserves.

The young and medium growth timber stands so protected are a valuable resource essential to the future economic stability of the region.

C. CONSERVATION-FLOODPLAIN (C-FP)

This classification is initially applied to the extreme-flood channels of Pudding Creek, Noyo River, Hare Creek, Mitchell Creek and Jug Handle Creek. Its purposes are to identify areas which are or may be subject to periodic flooding, and to suggest that further studies should be undertaken to determine the nature of zoning most appropriate to conserve natural scenic values, to ensure adequate stream floodways, and to prevent uses and developments which might result in hazards to life and property.

D. CONSERVATION-RECREATION (C-R)

This classification is applied to MacKerricher State Park, located between State Highway Route 1 and the Pacific Ocean at Cleone. With an area of 285 acres and facilities for picnicking and camping, the park records more than 250,000 visitors annually. Included in the park is a strip of ocean dunes and sand beach extending 20,000 feet from Cleone to Pudding Creek.

E. AGRICULTURAL CLASSIFICATION (A-G)

Existing and projected land use studies indicate



The primary purpose of the present study is to determine the effect of the various factors mentioned above on the results of the various experiments and to determine the effect of the various factors mentioned above on the results of the various experiments.

It is to be noted that the results of the various experiments are given in the following tables.

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## TABLE I

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## TABLE III

The results of the various experiments are given in the following tables.

that the present few dairy, nursery and grazing operations will not expand substantially, and that agricultural use lands will diminish as urban use demands increase.

The General Agricultural classification is applied to an area southeast of Fort Bragg where such a transition is anticipated under appropriate zoning and land division controls.

F. RESIDENTIAL CLASSIFICATIONS

1. Residential-Recreation (R-R)

This classification is applied to a major portion of the planning area along the coastal bench north and south of Fort Bragg, and extending inland from the ocean distances of from one to three and one-half miles.

This area of about sixteen square miles is clearly committed to rural residential use because of the general thin coverage of residential development and the many hundreds of relatively small land parcels. Present population density is slightly over six hundred persons per square mile, or about one person per acre.

Uses proposed under the classification are single family on minimum one acre parcels, and where appropriate, compatible combinations of agricultural and/or resort residential and secondary facility uses subject to precise zoning standards.

Future extensions of water and sewer systems into portions of these classification areas will permit higher densities, subject to plan revision and applicable zoning regulations.

that the network for data, memory and system operations will  
be highly interconnected, and that applications will be able to  
operate in a highly distributed manner.

The network architecture described here is applied  
to the data network of the data center and a terminal area  
and a central control area and a local control area.

## 2. NETWORK ARCHITECTURE

### 2.1. General Description

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## 2. Suburban Residential (R-S)

This classification is applied to limited portions of the planning area adjacent to Fort Bragg, and to areas where existing parcel sizes, soil conditions and current zoning indicate single family development on sites of approximately one-half acre to be appropriate. Compatible zoning could permit limited live stock and agricultural uses, and recreational and higher density residential uses subject to permit controls.

Extension of domestic water and/or sewer service to such areas is desirable wherever economically feasible.

## 3. Low Density Residential (R-L)

This classification is applied to the extensive portions of Fort Bragg and adjacent areas in which the dominant use is single family residential, where lot and street patterns for such use are existing or obvious, and where urban services and water and sewer facilities are installed or are available to new construction.

Zoning and development to minimum standards in areas in this classification should be contingent upon availability of water and sewer facilities.

## 4. Medium Density Residential (R-M)

This classification is applied to sections of Fort Bragg where existing developments are mixed residential and where all urban services are existing. The larger such area is adjacent to the Boise-Cascade industrial property where many old homes are in transition to multiple family use, and a second is in close proximity to the high school and elementary school





on Chestnut Avenue.

The classification is also applied to Harbor District property in the Noyo area in recognition of District development plans.

5. High Density Residential (R-H)

This classification is applied to properties adjacent to the central commercial district in Fort Bragg where the structures are generally old and present uses are mixed residential. The two larger of such classification sections provide ideal buffers between commercial and lower density residential use areas. The third section encompasses a cluster of high existing density uses to the west of Harrold Street between Oak and Madrona Avenues. All sections are served by necessary urban facilities. It is anticipated that many older residential structures will either be converted to or replaced by apartment developments.

G. COMMERCIAL CLASSIFICATIONS

1. General Commercial (C-g)

This classification is applied to the central business district of Fort Bragg, including most of the properties having frontage on Main Street and Franklin Street, and the area covered provides for substantial conversions of developed non-commercial properties to commercial uses and for future development of vacant properties.

The classification is also applied to several locations to the north and south of Fort Bragg on State Routes 1 and 20, and at Noyo Harbor, where commercial uses are



The classification is also applied to the

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existing and appropriate.

It is imperative that zoning regulations for commercial highway frontages properties include scenic highway standards.

2. Highway Service Commercial (C-h)

This classification is applied to several small highway frontage locations which are developed and/or suitable for limited highway traveler service uses, such as motels, restaurants and gasoline service stations.

Zoning of such locations should reflect scenic highway standards.

3. Neighborhood Commercial (C-n)

This classification is included for possible future use where a small neighborhood convenience shopping center might be found to be appropriate, and to be zoned with high standards for the protection of surrounding residential properties.

H. INDUSTRIAL CLASSIFICATIONS

1. Planned Industrial (M-P)

This classification is included for possible future use in locations where carefully planned and controlled light industrial, research and administrative uses in attractive settings may be found to be desirable and compatible with surrounding uses.

2. General Industrial (M-G)

This classification is applied to the large lumber mill area west of Main Street and to Franklin Street frontages





north of the railroad tracks in Fort Bragg, to parts of the Noyo Harbor area, and to the mill area on Gibney Lane in the southern portion of the planning area.

Lands with this classification should be zoned with appropriate controls on the heavy types of uses which may otherwise have adverse effects upon adjacent lands and uses.

#### I. SPECIAL CLASSIFICATIONS

##### 1. Public Services (P-S)

This classification is applied to sites of schools, parks and other major public and public utility uses and structures to give them identity as such, and to suggest zoning appropriate to each, particularly in cases where they are located in residential use areas.

##### 2. Planned Development (-PL)

This classification is applied in combination with basic classifications on Harbor District properties proposed for future development to indicate careful pre-planning. It is available for future use in similar situations.

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### General Discussion

#### 1. Introduction

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#### 2. Methodology

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### III. CIRCULATION ELEMENT

#### A. STATE HIGHWAYS

California State Sign Route 1 is a unit of the California Freeway and Expressway system, and is being progressively constructed to state standards for the system. It is the primary traffic route in the area, carrying from 5,000 cars per day in the rural areas to nearly 15,000 through Fort Bragg.

This route is proposed to be included in the California Scenic Highway System, and local protective measures to meet state standards are included in the area plan.

California Sign Route 20, which carries daily volumes of 4,000 and more cars, is a conventional highway in the State system, and is being improved to appropriate standards related to its traffic requirements. It also is proposed for Scenic Highway designation.

#### B. COUNTY ROADS

The adopted County General Plan element is duplicated in the area plan, and includes:

##### 1. Major Arterials:

Fort Bragg-Sherwood, easterly from the Fort Bragg City boundary,

State Sign Route 20, (for classification purposes).

##### 2. Secondary Arterials:

Pudding Creek Road, easterly from Route 1.

Simpson Lane, easterly from Route 1.



THE  
FEDERAL GOVERNMENT

The Federal Government is a union of the  
States and Territories, and is organized  
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people, and for the people.

3. Collector Roads:

Airport Road, easterly from Route 1.

East Cedar Street and Monson Way, from Fort Bragg  
City boundary to Route 20.

C. CITY STREETS

The area plan gives the following street classifications:

1. Arterial Streets:

Franklin Street, from Fir Street to Cypress Avenue,  
and extended to South Street.

Pine Avenue, from Main Street to Harrold Street.

Redwood Avenue, from east of Main Street to Harrold  
Avenue.

Oak Street, from Main Street to east city boundary.

Chestnut Street, from Main Street to east city  
boundary.

2. Collector Streets:

Harrison Street, from Fir to Chestnut.

Harrold Street, from Fir to Maple.

Lincoln Avenue, from Maple to Chestnut.

Dana Street, from Oak to Chestnut.

Fir Avenue, from Main to Harrold.

Cedar Street, from Harrold to Dana.

Alder Avenue, from Main to Harrison.

Maple Avenue, from Main to Lincoln.

Cypress Street, from Main to hospital site.





#### D. AIRPORTS

The two existing air strips in the planning area are included in the plan, as follows:

The Boise-Cascade strip is a private non-commercial strip for private company use.

The private commercial strip east of Route 1 and south of Happy Lane will have a potential for increased private flying use if improved to meet future needs.

#### E. RAILROADS

The existing California Western Railroad and Navigation Company facilities serve a useful industrial purpose and a popular secondary purpose as a seasonal tourist attraction.

#### F. WATERWAYS

Noyo Harbor is a vital and well developed harbor, used primarily as a commercial fishing and pleasure fishing base, and has ship building and repair facilities as well as tourist services.

It is proposed for long-range improvements in accordance with Harbor District and city plans.

#### IV. HOUSING ELEMENT

The Initial Housing Element of the County General Plan, which was endorsed by the Fort Bragg City Council and adopted by the Board of Supervisors in September, 1970, included the City in its comprehensive coverage.

That plan element is included herein by reference, and the action program contained in it is advanced by the city-wide

1. INTRODUCTION

The two main aims of this study are to determine the effect of the treatment on the growth of the fish and to determine the effect of the treatment on the survival of the fish. The first aim is to determine the effect of the treatment on the growth of the fish. The second aim is to determine the effect of the treatment on the survival of the fish.

2. MATERIALS AND METHODS

The fish were reared in fresh water. The fish were reared in fresh water. The fish were reared in fresh water. The fish were reared in fresh water. The fish were reared in fresh water.

3. RESULTS

The results of the study are shown in Table 1. The results of the study are shown in Table 1. The results of the study are shown in Table 1. The results of the study are shown in Table 1. The results of the study are shown in Table 1.

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4. DISCUSSION

The results of the study are shown in Table 1. The results of the study are shown in Table 1. The results of the study are shown in Table 1. The results of the study are shown in Table 1. The results of the study are shown in Table 1.



survey of age and condition of structures which was conducted as a part of the area plan program. Survey data, together with 1970 U.S. Census data, will be used to supplement the plan element in a continuing action program.

#### V. RECREATION ELEMENT

The Fort Bragg planning area contains within its boundaries a great abundance of natural open space and recreation land in the MacKerricher State Park with varied facilities and about four miles of ocean beach, Jackson State Forest with about seven square miles of public forest lands and recreational uses and potentials, and nearly fifteen square miles of private timber lands maintained in near natural condition.

Hunting, and stream, shore and deep-sea fishing is available to residents and visitors throughout the area, and relieves in some degree the need for intensive local park development.

However, Fort Bragg has a need for local park and recreational facilities which has been met in the past by the heavily used City Recreation Center, the Veterans Memorial hall and park game and playground area, and by the schools and their varied recreational facilities.

The plan proposes the future improvement of the Otis R. Johnson Park property per current plans, active work on Recreation Commission plans for a new Recreation Center complex in the eastern city area, and use of plan standards for a long-range program of local recreational sites and improvements.



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The planned Wildlife Conservation Board boat launching project on the Noyo River will add a major recreation facility in the harbor area.

VI. PUBLIC BUILDING ELEMENT

This element is in large part a composite of features of other plan elements and of a Capital Improvement Program.

It recognizes existing public sites and structures, and proposes the following:

Completion of the Mendocino Coast Hospital District construction and improvement program.

Construction of a new Recreation Center.

New civic center, in long range plan.

Schools, per School District plans.

Harbor District structures, per District plans.

VII. PUBLIC SERVICES and FACILITIES ELEMENT

This element of the General Plan was prepared by the city engineering consultant firm of J. Warren Nute, Inc. as a basic part of the plan project. It is closely coordinated with the other plan elements to provide a general guide for orderly construction of water and sewer system facilities as urban development occurs.

The element is described in the following section.

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# FORT BRAGG PLANNING AREA GENERAL PLAN ELEMENTS

## LAND USE, CONSERVATION, OPEN SPACE

|             |                           |            |                          |
|-------------|---------------------------|------------|--------------------------|
| <b>C-PL</b> | CONSERVATION—PUBLIC LANDS | <b>M-G</b> | INDUSTRIAL—GENERAL       |
| <b>C-F</b>  | CONSERVATION—FORESTRY     | <b>(S)</b> | SCENIC HIGHWAY STANDARDS |
| <b>C-R</b>  | CONSERVATION—RECREATION   |            |                          |
| <b>C-FP</b> | CONSERVATION—FLOODPLAIN   |            |                          |
| <b>A-G</b>  | AGRICULTURAL—GENERAL      |            |                          |
| <b>R-R</b>  | RESIDENTIAL—RECREATION    |            |                          |
| <b>R-S</b>  | RESIDENTIAL—SUBURBAN      |            |                          |
| <b>C-g</b>  | COMMERCIAL—GENERAL        |            |                          |
| <b>C-h</b>  | COMMERCIAL—HIGHWAY        |            |                          |

## CIRCULATION

|  |                           |
|--|---------------------------|
|  | STATE HIGHWAY, FREEWAY    |
|  | STATE HIGHWAY, OTHER      |
|  | PROP SCENIC DESIGNATION   |
|  | COUNTY MAJOR ARTERIAL     |
|  | COUNTY SECONDARY ARTERIAL |
|  | COUNTY COLLECTOR          |
|  | RAILROAD                  |
|  | AIRPORT, COMMERCIAL       |

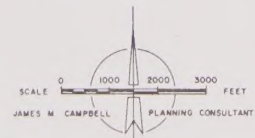
## RECREATION

|  |                                   |
|--|-----------------------------------|
|  | REGIONAL RECREATION AREA          |
|  | REGIONAL RECREATION AREA PROPOSED |

|  |                                                                     |
|--|---------------------------------------------------------------------|
|  | AREA COVERED IN DETAIL BY<br>CITY OF FORT BRAGG GENERAL<br>PLAN MAP |
|  | PLANNING AREA BOUNDARY                                              |

OCEAN

PACIFIC



THE PREPARATION OF THIS GENERAL PLAN WAS FINANCED  
IN PART THROUGH AN URBAN PLANNING GRANT FROM THE  
DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, UNDER  
THE PROVISIONS OF SECTION 701 OF THE HOUSING ACT OF  
1954, AS AMENDED

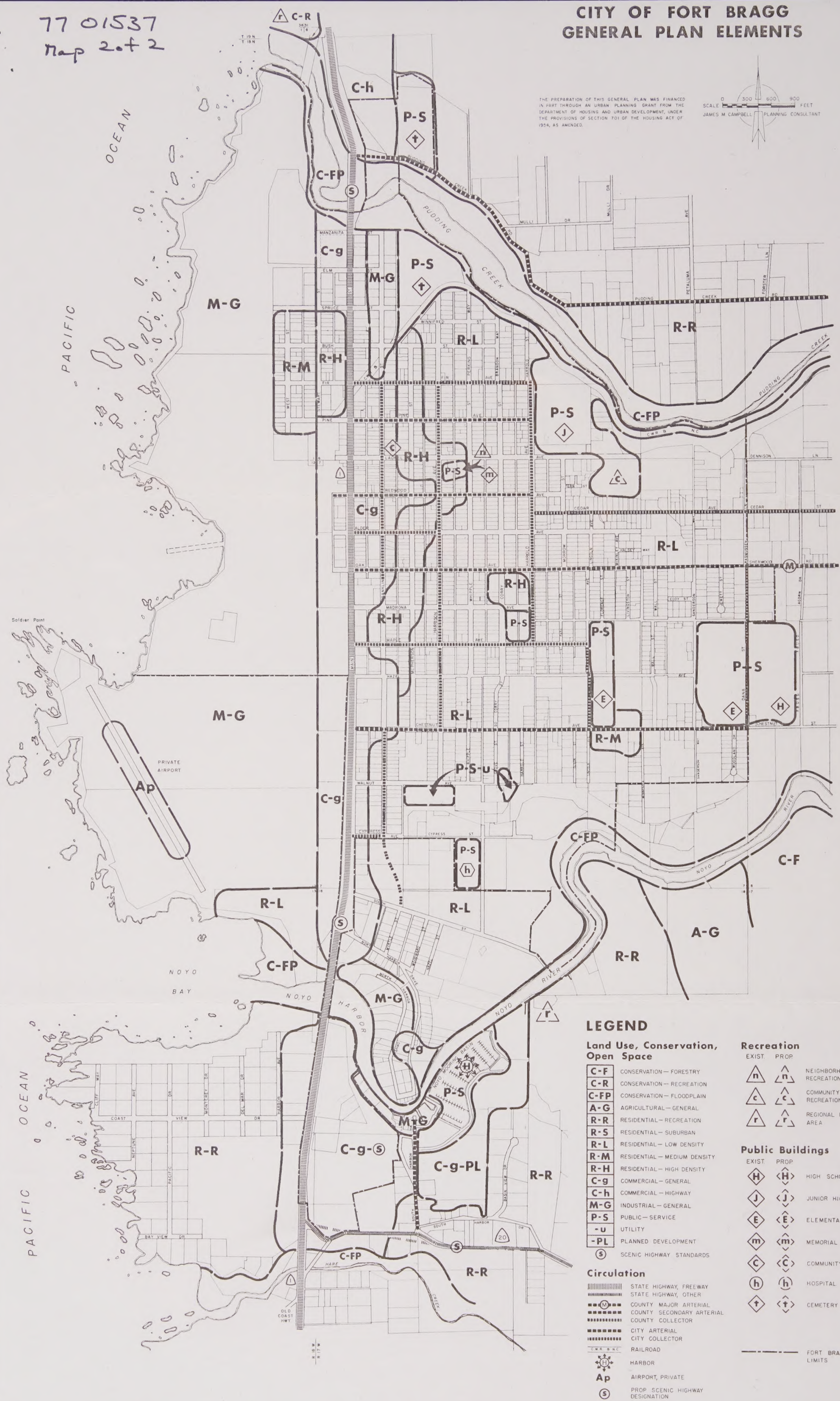
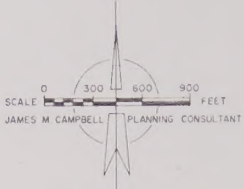






CITY OF FORT BRAGG  
GENERAL PLAN ELEMENTS

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LEGEND

Land Use, Conservation, Open Space

- C-F CONSERVATION - FORESTRY
- C-R CONSERVATION - RECREATION
- C-FP CONSERVATION - FLOODPLAIN
- A-G AGRICULTURAL - GENERAL
- R-R RESIDENTIAL - RECREATION
- R-S RESIDENTIAL - SUBURBAN
- R-L RESIDENTIAL - LOW DENSITY
- R-M RESIDENTIAL - MEDIUM DENSITY
- R-H RESIDENTIAL - HIGH DENSITY
- C-g COMMERCIAL - GENERAL
- C-h COMMERCIAL - HIGHWAY
- M-G INDUSTRIAL - GENERAL
- P-S PUBLIC - SERVICE
- u UTILITY
- PL PLANNED DEVELOPMENT
- S SCENIC HIGHWAY STANDARDS

Circulation

- STATE HIGHWAY, FREEWAY
- STATE HIGHWAY, OTHER
- COUNTY MAJOR ARTERIAL
- COUNTY SECONDARY ARTERIAL
- COUNTY COLLECTOR
- CITY ARTERIAL
- CITY COLLECTOR
- RAILROAD
- HARBOR
- AIRPORT, PRIVATE
- PROP. SCENIC HIGHWAY DESIGNATION

Recreation

- EXIST. PROP.
- NEIGHBORHOOD PARK RECREATION SITE
- COMMUNITY PARK, RECREATION AREA
- REGIONAL RECREATION AREA

Public Buildings

- EXIST. PROP.
- HIGH SCHOOL
- JUNIOR HIGH SCHOOL
- ELEMENTARY SCHOOL
- MEMORIAL BUILDING
- COMMUNITY CENTER
- HOSPITAL
- CEMETERY

FORT BRAGG CITY LIMITS



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